



Alexandra Headland, 22 Woonum Road

Alex Beach House- Walk To The Beach

Opportunity knocks! Come and discover Easy coastal living at its finest in this comfortable 4 bedroom 'Hamptons Style' beach house. The property is ideally situated only 750 meters from Alex Beach in the coveted Golden Triangle of Alexandra Headlands.

This quality original Alex Beach Home offers easy living for now with the potential for added investment in the future. Come, relax and enjoy - build the dream and invest in your future.

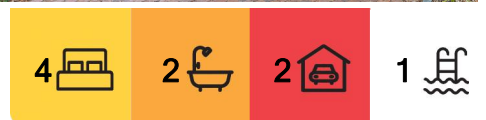
POSSIBLE DUPLEX SITE - DEVELOPMENT OPPORTUNITY

Key Features to love about "The Alex Beach House ":

1. Hamptons Style: Embraces timeless easy coastal living, A design that blends classic Hamptons aesthetics with laid back Coastal charm
2. Spacious Master Bedroom: A true sanctuary featuring a private balcony, perfect for



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



For Sale

Buyers Early to Mid \$1.4m - Considered

View

ljhooker.com.au/ETHZZ

Contact

Greg Clarke

0418 239 067

greg.clarke@ljhookermmc.com.au

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(07) 5477 7600

enjoying morning coffee or Relax On your private sanctuary.

3. Open Plan Living: Expansive living areas seamlessly integrate indoor-outdoor living, creating a perfect space for relaxation and entertainment.
4. Quality Coastal Kitchen: Designed for culinary enthusiasts with quality appliances, sleek cabinetry, and a central island for casual dining.
5. Modern Bathroom: Main bathroom exudes sophistication with quality fixtures and finishes, offering Sleek coastal design
6. Outdoor Entertaining: Enjoy alfresco dining on the covered patio or lounge by the pool surrounded by tropical gardens.
7. Prime Location: Located in the prestigious Golden Triangle, close to Alex Beach, vibrant cafes, boutique shops, and coastal walkways.

Additional Amenities include:

- Dual parking with Storage Covered access
- Caravan or boat parking off street
- Air-conditioning for year-round comfort
- High ceilings and abundant natural light throughout
- Proximity to major transport links and Sunshine Coast amenities
- Owner downsizing and relocating

Experience the tranquillity of living in this easy coastal home where relaxation isn't just a word it's a lifestyle - come enjoy and embrace this most exceptional investment.

The owners' clear instructions are that they are selling and moving on to the next chapter of retirement, so now it's your opportunity to purchase affordable coastal living in this dream beach house.

Don't miss this rare opportunity to own a piece of coastal paradise. Contact us today to arrange a private viewing and envision yourself living the ultimate Sunshine Coast lifestyle in this sensational Hamptons style beach house.

Call Greg Clarke now or email for more information. Or see you at the next open home.

This home represents exceptional buying in this tightly held Alexandra Headlands Golden Triangle beachside location.



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Creek
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More About this Property

Property ID	ETHZZ
Property Type	House
House Size	129 m ²
Land Area	607 m ²
Including	Ensuite Air Conditioning Toilets (2) Pool Spa Balcony Deck Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced

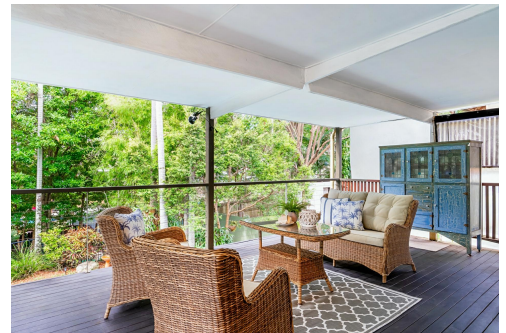
Greg Clarke 0418 239 067

Sales and Marketing Consultant | greg.clarke@ljhookermmc.com.au

LJ Hooker Mooloolaba | Mountain Creek (07) 5477 7600

Shop 1b, Mountain Creek Shopping Centre, 158 Karawatha Drive, MOUNTAIN CREEK QLD 4557

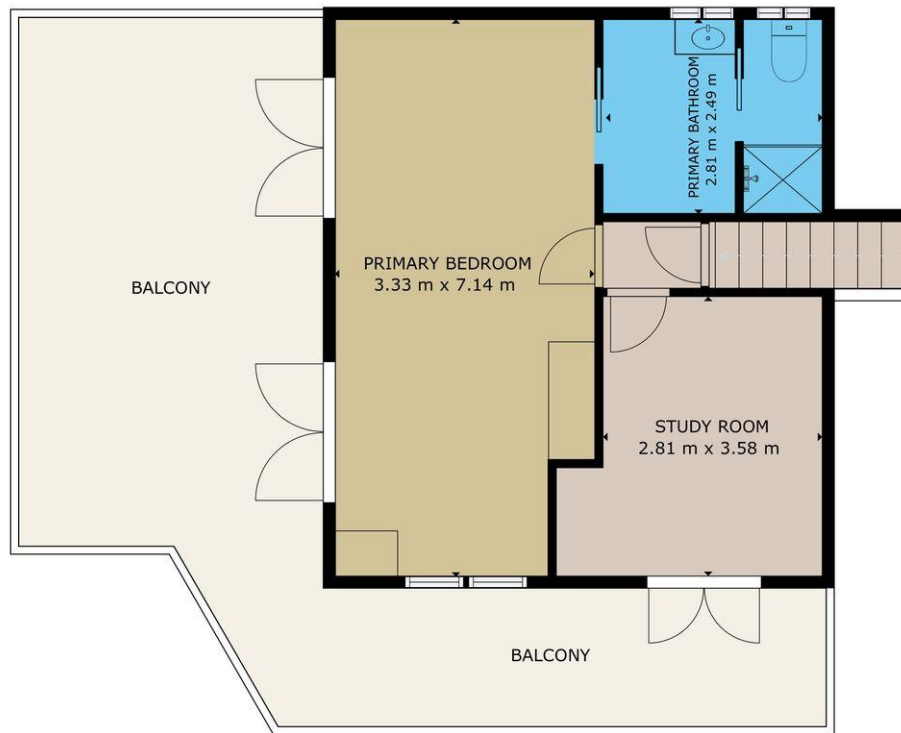
mooloolabamountaincreek.ljhooker.com.au | office@ljhookermmc.com.au



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FLOOR 2



GROSS INTERNAL AREA
 FLOOR 1: 83.79 m², FLOOR 2: 45.37 m²
 EXCLUDED AREAS: PATIO: 218.62 m², BALCONY: 40.67 m²,
 BACK PORCH: 28.63 m²
 TOTAL: 129.16 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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